

WARRANTY DEED

42-47

#04556

Joseph Gannon and Judith Gannon

016042

of Waterville, in the County of Kennebec, State of Maine for consideration paid, grant to

Thomas J. Arminio and Jan L. Arminio

as Joint Tenants, of 9606 Burbess Lane, Silver Springs, County of, State of Maryland,

with WARRANTY COVENANTS

a certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine,

bounded and described as follows:

TRANSFER
TAX
PAID

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) on this **Twenty Eighth** day of
June, 1994

Witness

Witness

Joseph P. Gannon 6/28/94

Judith Gannon 6/28/94

State of Maine
Kennebec, ss.

June 28, 1994

Then personally appeared the above named

Joseph Gannon and Judith Gannon

and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Linda B. Clifford, Notary Public/Attorney at Law
My Commission Expires: November 4, 1996

Schedule A

A certain lot or parcel of land with the buildings thereon, if any, situated on the northerly side of Cherry Hill Terrace in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron pin set on the northerly sideline of Cherry Hill Terrace at the southwesterly corner of the remaining land of Hildegard S. Spalding. Said pin being on a course of N 78 deg. 26' 14" E a distance of twelve and 88/100ths (12.88) feet from the southeasterly corner of land now or formerly of S. Peter and Hildegard S. Spalding as recorded in the Kennebec County Registry of Deeds Book 1076, Page 98 and the southwesterly corner of land now or formerly of Hildegard S. Spalding as recorded in said Registry, Book 1416, Page 553. Thence by the following courses and distances:

- 1) N 45 deg. 38' 25" W a distance of One Hundred Seventy-nine and 50/100ths (179.50) feet to an iron pin set and land now or formerly of Earle M. Davis as recorded in said Registry, Book 1625, Page 27.
- 2) N 52 deg. 09' 15" E along land of said Davis and land now or formerly of Alice Fogg Wyman as recorded in said Registry, Book 2787, Page 348 a distance of Eighty-four and 11./100ths (84.11) feet to an iron pin found and land now or formerly of Allen C. and Patricia Saveall as recorded in said Registry, Book 2698 Page 100.
- 3) S 47 deg. 35' 21" E along land of said Saveall a distance of Two Hundred Twenty-nine and 89/100ths (229.89) feet to an iron pin found and the northerly sideline of Cherry Hill Terrace.
- 4) S 78 deg. 26' 14" W along the northerly sideline of Cherry Hill Terrace a distance of One Hundred Ten and 04/100ths (110.04) feet to the point of beginning.

Also granting and conveying an easement across the northeasterly corner of Lot 74 on said plan, owned by S. Peter and Hildegard S. Spalding for the purpose of connecting a sewer line from the premises to be constructed on the within described property to the public sewer lying just northerly of said Lot 74, together with a right of ingress and egress to lay, repair and maintain the same on the condition that the premises will be left after the laying and maintaining, etc., in the same condition as they are now.

The above described parcel containing 17,708 square feet is a portion of the property conveyed to Hildegard S. Spalding as recorded in Kennebec County Registry of Deeds, Book 1416, Page 553. Bearings are referenced to magnetic 1988. Reference is made to a Plan of Property owned by S. Peter and Hildegard S. Spalding by K & K Land Surveyors, Inc. dated November, 1988. All iron pins set are 1/2" rebar, capped RLS #1318.

This conveyance is subject to the restrictions, covenants, etc. contained in the deed to Hildegard S. Spalding as recorded in the Kennebec County Registry of Deeds, Book 1415, Page 553. However, reference is made to affidavits recorded in the Kennebec County Registry of Deeds, Book 1459, Page 729 and Book 1462, Page 868 which correct and modify restrictions FOURTH therein.

Meaning and intending to hereby convey the same premises as conveyed to Grantors by Warranty Deed of Leo F. Poulin Co. dated September 28, 1989 and recorded in the Kennebec County Registry of Deeds, Book 3623, Page 232.

RECEIVED KENNEBEC SS.

94 JUN 29 AM 9:00

ATTEST: *Herman Reed, Notary*
REGISTER OF DEEDS